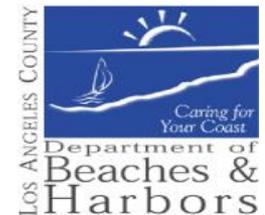


Caring for Your Coast ...

Burton Chace Park Docks and Master Marina CDP

Presentation to the
Small Craft Harbor Commission
February 9, 2011



What We Are Requesting:

Endorsement of Director's recommendations:

- Chace Park dock plans;
- RFP for design-build plans for Anchorage 47; and
- Aggregation of multi-anchorage reconstruction plans into a single Master Marina CDP application.



BASIN G

47

45

Nine Additional Slips

Mindanao Way

EE

48

77

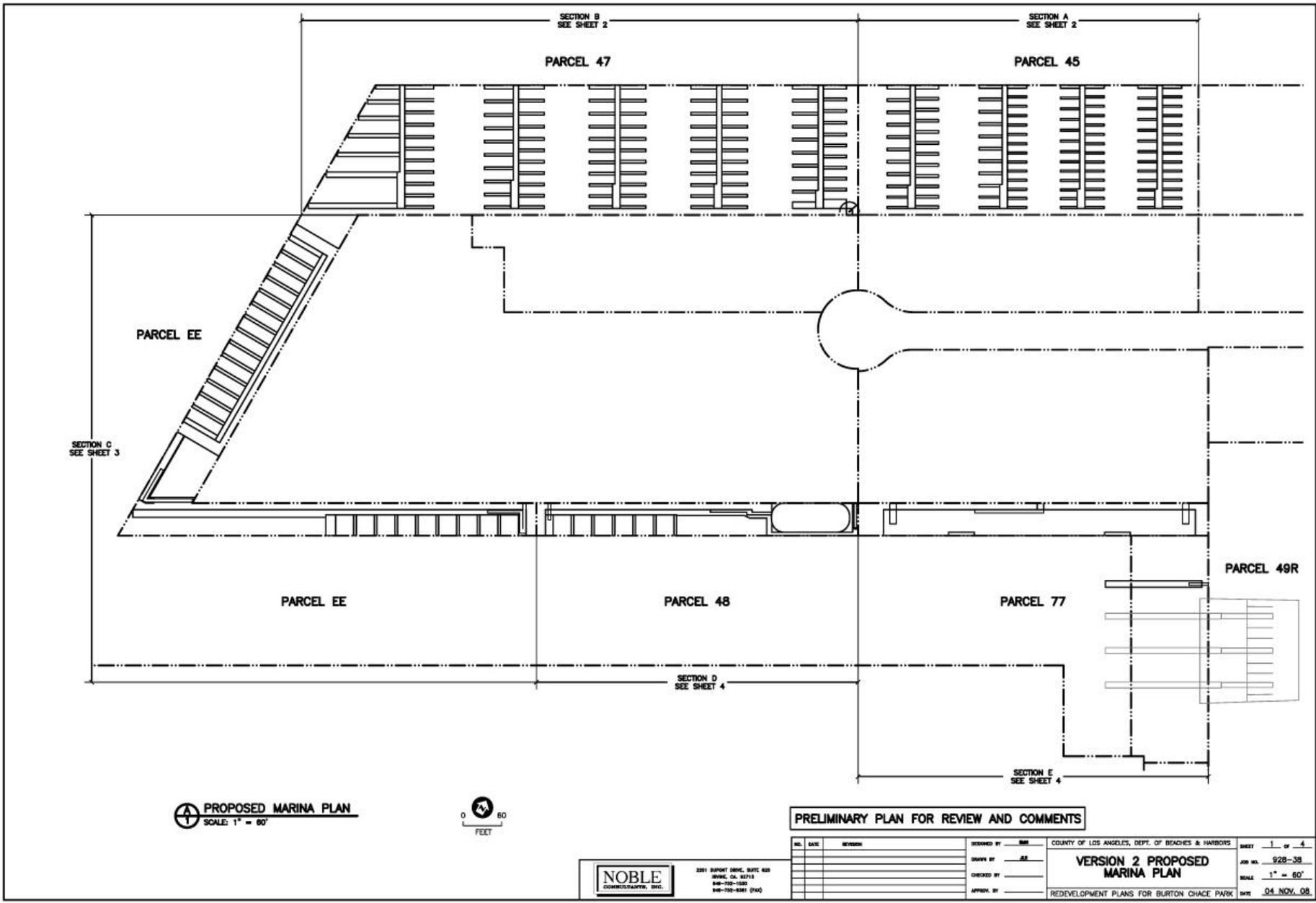
190' of Additional Side Tie

485' Lineal Dock

BASIN H

150' Lineal Side Tie →

49R



PROPOSED MARINA PLAN
SCALE: 1" = 60'



PRELIMINARY PLAN FOR REVIEW AND COMMENTS

NO.	DATE	REVISION

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROX BY:

COUNTY OF LOS ANGELES, DEPT. OF BEACHES & HARBORS
VERSION 2 PROPOSED MARINA PLAN
 REDEVELOPMENT PLANS FOR BURTON CHACE PARK

SHEET 1 of 4
 JOB NO. 928-38
 SCALE 1" = 60'
 DATE 04 NOV 08



2201 SARGENT DRIVE, SUITE 630
 IRVINE, CA 92718
 949-755-1330
 949-755-6381 (FAX)

Chace Park Docks

Existing vs. Proposed Slips and Docks

Slips	Slip Sizes								Total	Transient Guest Docks
	≤20'	21' - 25'	26' - 30'	31' - 35'	36' - 40'	41' - 45'	46' - 50'	≥51'		
Parcel 44* (Before)	0	122	27	10	0	0	0	0	159	4276'
Parcel 44* (After)	2	92	21	11	0	0	0	0	126	3441'
Parcel 47 (Before)	0	56	79	30	7	1	0	0	173	5699'
Parcel 47 (After)	0	2	61	23	28	10	1	3	128	4340'
Parcel EE (Before)	0	1	0	11	0	1	0	10	23	1382'
Parcel EE (After)	0	0	0	18	0	0	14	0	32	1924'
Parcel 48 (Before)	10	0	0	0	0	0	0	0	10	612'
Parcel 48 (After)	0	0	0	12	0	0	0	0	12	666'
Parcel 77 (Before)	0	0	14	0	0	0	0	0	14	432'
Parcel 77 (After)	162	0	0	0	0	0	0	0	162	3401'

*Portion

Deteriorated Docks at Anchorage 47

G202 Finger



Docks G202, 206, 208



Deteriorated Docks at Anchorage 47



Deteriorated Docks at Anchorage 47



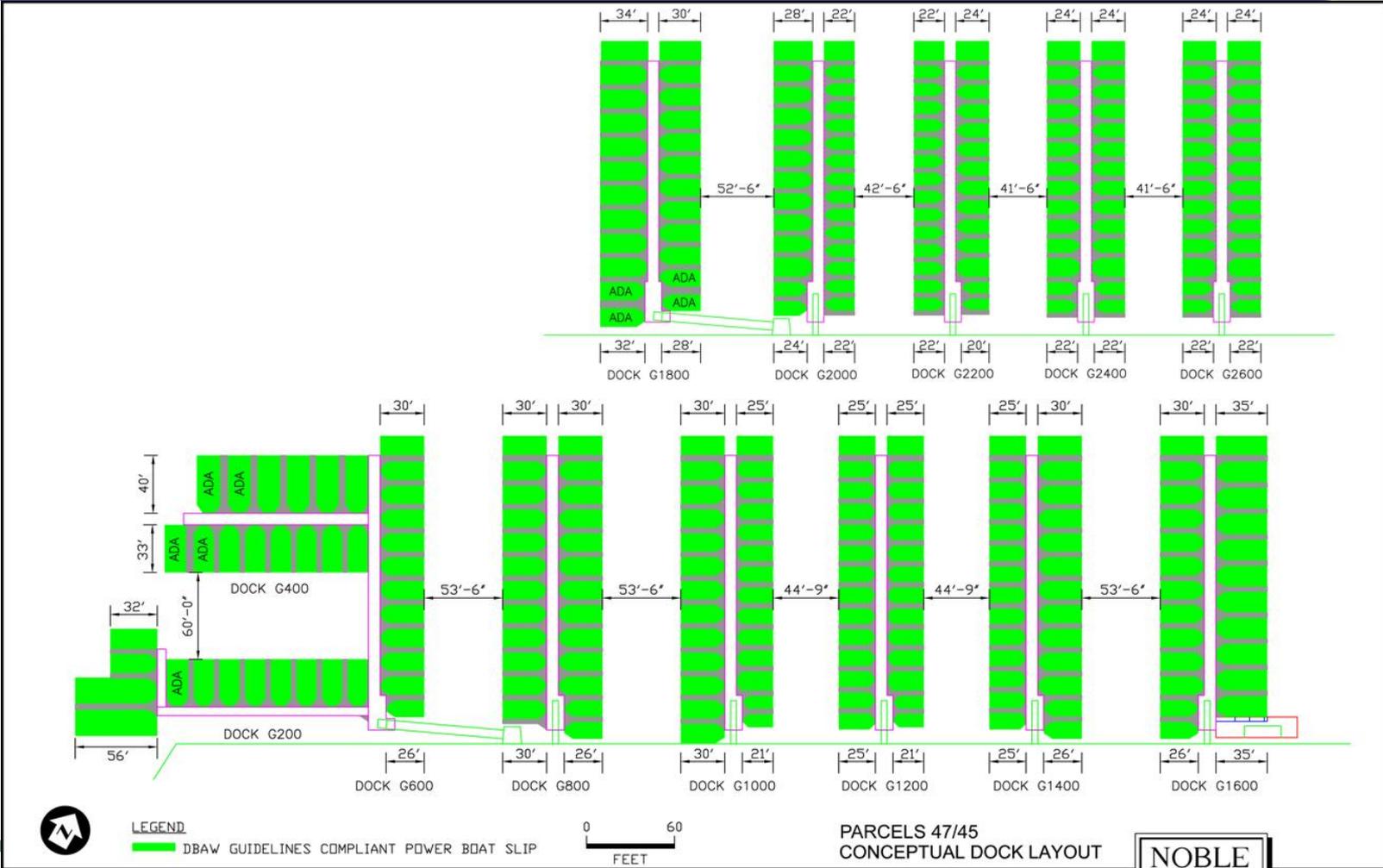
Deteriorated Docks at Anchorage 47



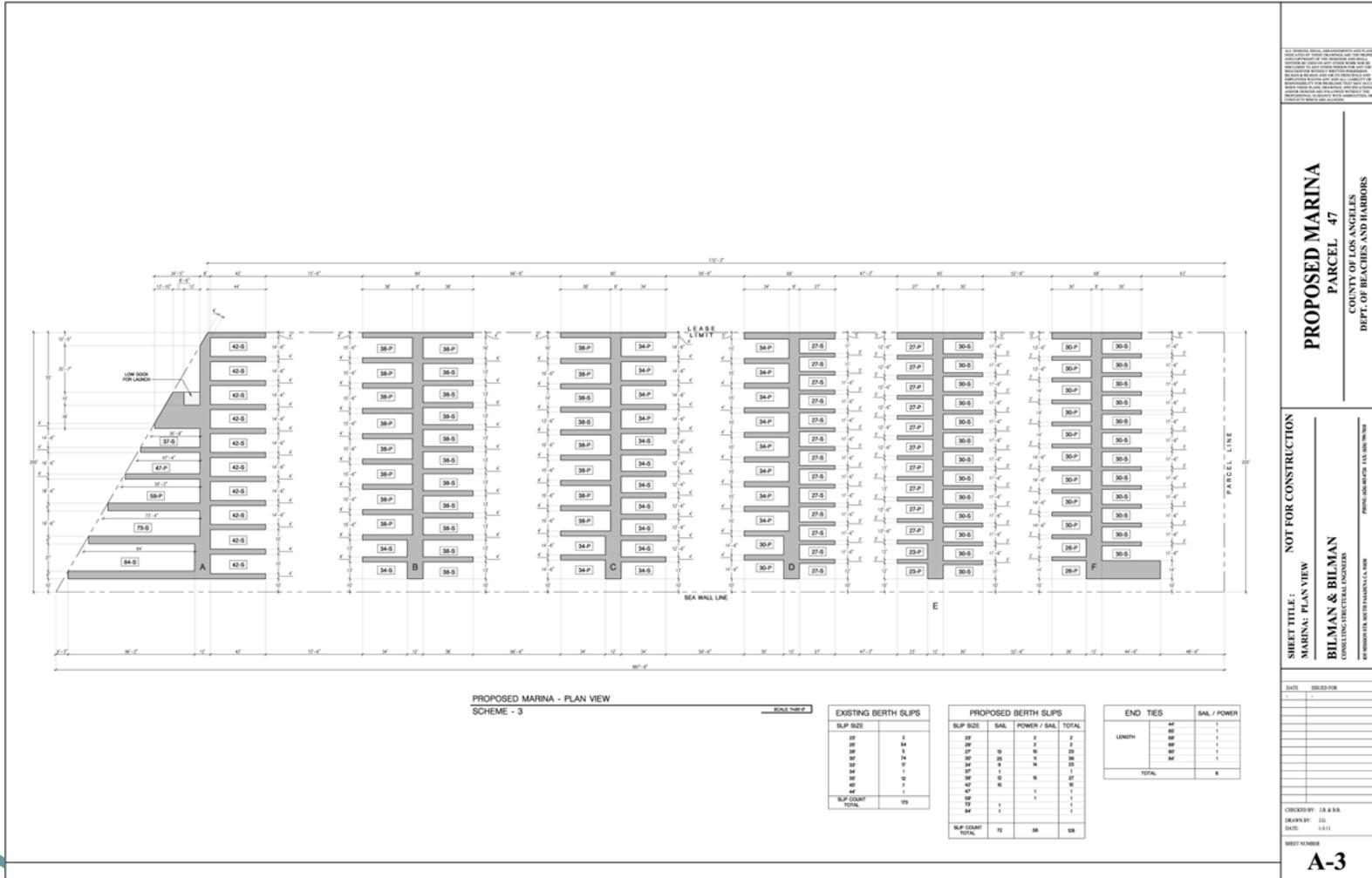
Anchorage 47 Alternative 1



Anchorage 47 Alternative 2



Anchorage 47 Alternative 3



Anchorage 47 - Recommended Slip Distribution

Over 70% of the slips in Anchorage 47 are proposed to be 30 feet and smaller, and the complete breakdown of boat slip sizes in this plan is as follows:

20 feet and smaller:	2 (0.8%)
21 feet to 25 feet:	94 (37.0%)
26 feet to 30 feet:	82 (32.3%)
31 feet to 35 feet:	34 (13.4%)
36 feet to 40 feet:	28 (11%)
41 feet to 45 feet:	10 (3.9%)
46 feet to 50 feet:	1 (0.4%)
51 feet and larger:	3 (1.2%)
TOTAL	254 (100%)

Master CDP Highlights

- Modernize anchorages to:
 - Address aging infrastructure
 - Meet ADA
 - Meet current standards
 - Accommodate emerging boater demands
- Enhance low-cost recreational boating
- Improve Safety
- Update Boater utilities, inc. pump-outs

Project Description

The County and six Lessees are co-applicants for the Master Coastal Development Permit.

Replace Privately-leased Anchorages:

- Parcel 10 (Neptune Marina)
- Parcel 21 (Holiday Harbor)
- Parcel 42/43 (MdR Hotel)
- Parcel 44 (Pier 44)
- Parcel 47/44 (portion) (County)
- Parcel 53 (The BoatYard)
- Parcel 125 (Marina City Club)

Replace and Construct Public Anchorages:

- Parcel 48
- Parcel 49
- Parcel 77
- Parcel EE
- Parcel BW

Factors Influencing Anchorage Design and Slip Replacement

- Compliance with ADA requirements
- Changes in DBAW guidelines
- Compliance with MdR marina standards
- Elimination of double-wide slips
- Market trends

Existing vs. Proposed Slip Counts

Parcel	Existing	Proposed	Change	Percent Change
Parcel 8*	230	207	-23	-10%
Parcel 10	184	161	-23	-13%
Parcel 21	183	92	-91	-50%
Parcels 42/43	349	277	-72	-21%
Parcel 44	232	143	-89	-38%
Parcels 47/44 (portion)	332	254	-78	-23%
Parcel 53	103	88	-15	-15%
Parcel 125	323	282	-41	-13%
Totals	1,936	1,504	-432	-22%

*Approved by Coastal Commission Dec 2010

Overview of Existing vs. Proposed Slip Lengths

Parcel	≤20'	21'-25'	26'-30'	31'-35'	36'-40'	41'-45'	46'-50'	≥51'
Parcel 8*	0 / 0	0 / 13	78 / 48	97 / 84	39 / 39	9 / 15	7 / 7	0 / 1
Parcel 10	0 / 0	14 / 12	130 / 82	20 / 45	20 / 22	0 / 0	0 / 0	0 / 0
Parcel 21	67 / 0	55 / 11	50 / 15	0 / 28	10 / 21	1 / 8	0 / 9	0 / 0
Parcel 42/43	0 / 0	107 / 0	110 / 2	82 / 81	35 / 54	1 / 66	8 / 40	6 / 34
Parcel 44	18 / 0	127 / 12	29 / 56	48 / 21	10 / 39	0 / 0	0 / 11	0 / 4
Parcel 47/44 (portion)	0 / 2	178 / 94	106 / 82	40 / 34	7 / 28	1 / 10	0 / 1	0 / 3
Parcel 53	0 / 2	32 / 29	24 / 21	38 / 18	9 / 9	0 / 0	0 / 9	0 / 0
Parcel 125	0 / 0	14 / 21	118 / 49	88 / 89	60 / 56	11 / 27	22 / 18	10 / 22
Totals	85 / 4	527 / 192	645 / 355	413 / 400	190 / 268	23 / 126	37 / 95	16 / 64

*Approved by Coastal Commission Dec 2010

Loss in Small-Sized Slips Would be Alleviated by the Following...

- Dry stack storage
- Utilizing larger slips
- Trailerable boats
(supported by DBAW 2002 Needs Assessment)
- Factoring in continued trend of reduced demand
- Factoring in floating home & unseaworthy vessels not being allowed back into marina post-construction

Current MdR Slip Vacancies

Marina del Rey Harbor Slip Vacancies – September 2010

≤20'	21' - 25'	26' - 30'	31' - 35'	36' - 40'	41' - 45'	46' - 50'	≥51'
62	190	160	110	74	22	24	28

Total Vacancies = 670 (14.1% of Total Marina)

Slips at or under 35' = 78% of all vacancies

Slip Change by Size (overall)

Marina del Rey Harbor Existing Overall Slip Distribution

Slip Size	≤20'	21' - 25'	26' - 30'	31' - 35'	36' - 40'	41' - 45'	46' - 50'	≥51'
Existing Distribution	160 3%	1070 22%	1188 25%	885 19%	658 14%	272 6%	224 5%	280 6%
Post-Project Distribution	79 2%	735 17%	898 21%	872 20%	736 17%	375 9%	282 6%	328 8%

Existing Slips: 4,737
 Proposed Slips: 4,305
 % Change: -9.1

Proposed Beaches and Harbors Policy for Minimum Slip Distribution

- At least 25% of all slips shall be 32' or smaller
- At least 50% of all slips shall be 38' or smaller

Coastal Commission Approval - Jan 2011

Alamitos Bay Marina (Long Beach) Slip Changes

Slip Length:	20-25'	30-35'	Total
Existing	814	667	1481
Proposed	400	558	958
Change	-414	-109	-523
% Reduction	-51%	-16%	-35%

- The number of larger slips is increased from 486 to 667, an increase of 181 slips, or 37%.
- Alamitos Bay Marina has 537 vacant slips.
- Vacancies were in the smaller sizes only (20' slips had 55% vacancy and 25' slips had 32% vacancy).
- The proposed redeveloped marina will have 1,625 slips; no displacement.

Marina del Rey Vacancy Data Collection

- Month-end Vacancy Reports completed and certified by each dockmaster.
- DBH verification of vacancy data compared with revenue reports.
- Long-term ground leases spell out the audit process for confirming vacancies in the docks.
- DBH can enforce default provisions of the long-term ground leases if necessary.
- DBH's Property Agents regularly meet and review Vacancy Reports with the dockmaster.
- DBH's Property Agents regularly walk the docks to confirm reported vacancies.
- DBH planning and asset management maintain data on waiting list, if any are maintained by dockmasters.

Transition Planning Consistent with LCP

- Proposed redevelopment monitoring via Transition Plan
- Phasing proposed to mitigate temporary slip loss during construction so that:
 - At least 23% of all slips shall be 32' or smaller
 - At least 46% of all slips shall be 38' or smaller
- Ensure post-construction slip distribution:
 - At least 25% of all slips shall be 32' or smaller
 - At least 50% of all slips shall be 38' or smaller

Proposed Permit Conditions

1. In-lieu fee for low-cost recreational boating
2. Construction BMPs
3. Debris disposal location
4. Army Corps of Engineers approval
5. Water quality management plan
6. Operation, maintenance, & repair of over-water sewer lines
7. Eelgrass & *Caulerpa taxifolia* pre-construction surveys

Low-Cost Recreational Boating Fee

In-lieu fee to be used for:

- Scholarships for boating programs
- Purchase of sail training vessels
- Funding for transportation to bring youths to the Marina
- Construction of Marina Aquatic Center

Boater Parking

Marina Parcel	Existing # of slips	Existing # of Boater Parking Spaces	Existing Parking Spaces / Slip	Proposed # of slips	Proposed # of Boater Parking Spaces	Proposed Parking Spaces / Slip
8* (Bay Club)	230	169	.73	207	172	.83
10 (Neptune Marina)	184	119	.65	161	131	.81
21 (Holiday Harbor)	183	187 Shared	Shared	92	71	.77
42/43 (MdR Hotel)	349	193	.55	277	193	Shared
44 (Pier 44)	232	393 Shared	Shared	143	111	.78
47/44 (portion) (SMWYC)	332	321 Shared (290 boaters)	.87	282	345 Shared (278 boaters)	1.01
53 (The BoatYard)	103	168 Shared	Shared	88	168 Shared	Shared
125 (Marina City Club)	323	361 Shared	Shared	282	361 Shared	Shared

Note: DBAW Guidelines recommend 0.60 parking space per slip.

*Approved by Coastal Commission Dec 2010